

**DRAFT Minutes of the meeting of Dodford with Grafton Planning Committee
held on 9 November 2020 at 7.30pm via zoom.com**

Present: Cllrs Lynne Griffin, Rachel Jennings (Chairman), Rory Lydon, Scottie Sanderson, Jenni Schuett, and Jonathon Shapiro

In attendance – Clerk Kay Stone and two members of the public

1. Apologies for absence

District Cllr Drew Beaumont and Parish Cllr Scott Fuller

2. Declarations of interest

- i. None
- ii. None

3. To consider planning application consultations received:

- i. **20/01268/CUPRIO – Hill Top Poultry Farm, Warbage Lane** – Conversion of agricultural building to two dwellings.

Dodford with Grafton Parish Council has no objection to the site being developed but would prefer to see the current barns demolished and a new application be submitted for brick-built barns on the same footprint to be more in keeping with the surrounding area. Dodford with Grafton Parish Council would point out that there is no mention of the bridgeway, (which runs alongside the development, on the other side of the existing hedge, in a neighbouring field) and assumes, that as do not state otherwise access to barn 1 and barn 2 will continue to be through current industrial buildings. Dodford with Grafton Parish Council are concerned the hedge currently in place on the bridgeway side of the site could be removed and would request a preservation order on the current hedge and trees bordering the bridgeway as per the Government guidelines for the protection and management of countryside hedgerows. Dodford with Grafton Parish Council question that the application states that on 20 March 2013 the site was used solely for agricultural use when the egg packing business ceased some years before this date.

- ii. **20/00638 – Land SW of Saltbay Farm, Yarnold Lane** – Erection of stable building including improvement of access, construction of driveway and laying of hard standing. To discuss the amended plan reducing the height of the building, altering the doors, and providing details on the cross section of the menage.

The Parish Council were surprised to be considering this application in the state that it is, as the information contained within is contradictory and in most part lacks detail. We have done our best to comment, but it is hard to do so when it lacks specifics eg, is this one stable or two, does it include a menage, if so size and details of construction, lighting etc. The Parish Council object to the application as they feel the new plans are contrary to and incompatible with the Bromsgrove District Council's SPD 6.4 Equestrian Developments, where it states that a stable block should be "sited near highway but screened by hedge" (fig 15 on page 33). The proposed siting is not by the road, nor screened by the hedge. There is also no detail on the plans presented to show how the stable is constructed with regard the amount of brick and wood as per SPD 6.4.4 "be constructed of timber with no more than a single course of brickwork for the stables to sit on". The plan does not give any detail on how much hedge on the highway side is still to be removed, (please note the land owner has already removed some hedge and created a vehicular access that previously wasn't there, before the granting of planning permission) and the Parish Council are concerned that any further hedge removal will urbanise the lane. Should Bromsgrove

District Council be minded to approve this application, then the Parish Council would request a condition ensuring the unsightly remains of the existing outbuilding on the land is removed. The Parish Council agree totally with the points already submitted to the Planning Officer by District Cllr Drew Beaumont. Finally, the Parish Council feel this application is still harmful, in both spatial and visual terms to the openness of the Green Belt.

The Clerk was instructed to ask if Kit Taylor would, once again, represent the residents at the Bromsgrove District Council planning committee meeting on 30 November when this application will be discussed. Cllr Jennings will speak on behalf of the Parish Council.

- 4. To consider planning appeal consultations received - None**
- 5. To note any planning decisions and appeal decisions received - None**
- 6. Enforcement/Environmental issues - No updates received.**
- 7. Any other planning issues - None**

The meeting closed at 8.16pm.

Signed..... Chairman